

# INTERIM EDDS ADMINISTRATIVE INTERPRETATION

Owen B. Carter, P.E., County Engineer

## SUBJECT: ACCESS POINT WIDTHS COMMERCIAL/INDUSTRIAL AND SFDU DEVELOPMENTS

### Referenced EDDS Sections:

- a. EDDS 2-03.B, "Width Requirements – Residential"
- b. EDDS 2-03.C, "Width Requirement - Commercial"
- c. SD 2-010, "Access Point Types, Radii and Widths"
- d. SD 2-020, "Drop Curb Driveway – Residential"
- e. SD 2-025, "Drop Curb Driveway – Commercial/Industrial"
- f. SD 2-030, "Residential Driveway Approach – Asphalt"
- g. SD 2-035, "Residential Driveway Approach – Concrete"

### DISCUSSION:

- a. **EDDS 2-03.B** specifies that 10 feet and 30 feet shall be the minimum and maximum widths, respectively, for access points to single-family dwellings or duplex units.
- b. **EDDS 2-03.C(2)** specifies that two-way commercial or industrial access points shall have minimum/maximum access widths of 25 feet/40 feet onto non-arterial roads and 35 feet/40 feet onto arterial roads.
- c. **Standard Drawings (SDs) 2-010, 2-020, 2-025, 2-030 and 2-035** illustrate the access point width dimensions applicable to each drawing.
- d. The residential and commercial/industrial access dimensions in the EDDS were not developed with the current single-family detached unit (SFDU, formerly LDMR) development type in mind, which combines medium-to-high density housing with a narrow, private drive aisle road system.
- e. Since the inception of SFDU development, both commercial and residential standards have been applied to elements of SFDU access design.

### INTERPRETATION INSTRUCTIONS:

An interim interpretation of the above EDDS' requirements is hereby approved to modify:

- a. The two-way commercial access point width standards of EDDS 2-03.C(2) as follows:

#### Commercial (retail business etc.):

Non-arterial road access:	25 feet min./35 feet max.
Arterial road access:	30 feet min./35 feet max.

The two-way industrial access point width standards remain as:

#### Industrial:

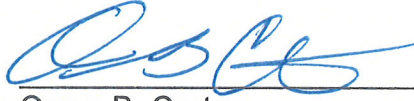
Non-arterial road access:	25 feet min./40 feet max.
Arterial road access:	35 feet min./40 feet max.

- b. The minimum two-way access width standards of EDDS 2-03.B shall be 20 feet onto non-arterial roads and 24 feet onto arterial roads for drive aisles in SFDU developments.

This interpretation will not compromise public health, safety or welfare.

**EDDS DEVIATION REQUIRED:**

An EDDS DEVIATION is required for any other change to the access point width standards.

 5/30/08  
Owen B. Carter Date  
County Engineer

This interim EDDS administrative interpretation is approved is approved pursuant to the SCC 13.01.020(4) delegation of authority from the County Engineer.

\_\_\_\_\_  
Reviewer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Project Name

\_\_\_\_\_  
PFN

Discussion (if necessary):